

\$349,900 - 61, 6440 4 Street Nw, Calgary

MLS® #A2151529

\$349,900

3 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Thornccliffe, Calgary, Alberta

Coveted CORNER unit! 2-storey townhome with an ABUNDANCE of NATURAL LIGHT!

Featuring THREE BEDROOMS, 1.5 bathrooms and a GENEROUS LAYOUT.

Flooded with natural light, the main floor consists of an open kitchen, dining area (that opens up to a sun-drenched front patio), along with a large living room to entertain! A sizeable Primary Bedroom and two additional bedrooms offer WEST FACING WINDOWS and are situated on the second floor with the two bathrooms. (one partially renovated) The basement is HUGE, has TALL CEILINGS, and offers NUMEROUS OPTIONS for finishing: Perhaps a recreation room, fourth bedroom, and an additional bathroom. This town-home is steps to all levels of schooling. Walking distance to The Thornccliffe Recreation Centre and Pool, Murray Copot Arena, The Public Library, City Tennis Courts, Deerfoot City Mall, Nose Hill Park, Grocery Stores, disc golf, community bowling centre...the list is never ending! Strong location offering quick access to all areas of the City by car or transit.

Why rent or scrunch into a tiny condo? Well managed and with very reasonable condo fees; there is good reason why these townhomes come up occasionally and get snapped up quickly! Other: 95% High Efficiency Furnace, hot water tank replaced 1 year ago, along with a new washer! (psst...Did I mention this one is a Corner??!)

Built in 1969



Essential Information

MLS® #	A2151529
Price	\$349,900
Sold Price	\$357,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,066
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	61, 6440 4 Street Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1B8

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Entrance
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Lot Description	Landscaped, See Remarks
Roof	Asphalt
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 6th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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